

willcox house

Dunleavy Drive, Celtic Gateway Business Park, Cardiff CF11 0BA



TO LET (May sell)

4,732 SQ M (50,934 SQ FT) / 345 parking spaces

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1.97 Hectares Site
(circa 4.51 acres)



Grade A
Office Space



Suspended Ceilings



Raised floors



2.7m Floor to
Ceiling Height



Fluorescent Lighting



345 Parking Spaces



Ovo Bikes Station



Bike Parking



Location

The property is situated in a prominent location in Celtic Gateway Business Park, which is located approximately three miles south west of Cardiff city centre. It benefits from good public transport connections and excellent road access being adjacent to the A4232 dual carriageway, which links with the M4 motorway (Junction 33) to the north, the city centre and Cardiff Bay to the east.

Occupiers in Celtic Gateway Business Park include NFU, BT, Willmott Dixon and LexiNexis Rlck Solutions.

The immediate area has been developed over the last 20 years with a mix of commercial and residential development in close proximity. These developments include a large IKEA store, Cardiff Bay Retail Park and Dunleavy Drive Retail Park as well as two supermarkets, with occupiers including Asda, Morrisons, Boots, McDonalds, Majestic, Greggs, Costa and Starbucks.

Additionally, the property is within a 5 minute drive of a multitude of bars and restaurants in Mermaid Quay, the affluent seaside town of Penarth and all the shopping and culture of Cardiff city centre. Celtic Gateway Business Park also sits adjacent to the Cardiff International Sports Village which currently comprises a 50-metre (164 ft) Olympic standard swimming pool, a white water canoeing and kayaking centre, a surfing facility and ice rink.



Location

Dunleavy Drive,
Celtic Gateway
Business Park,
Cardiff

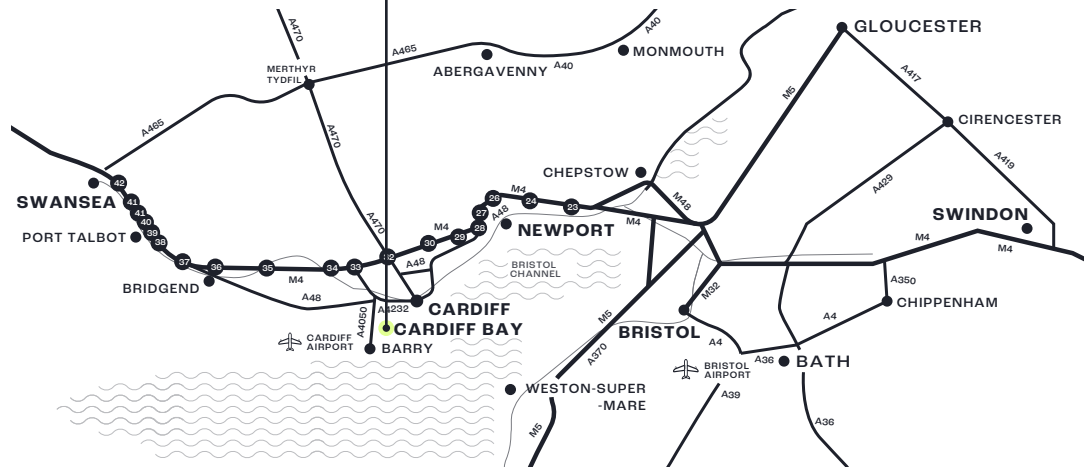
CF11 0BA



Gareth James / Cardiff International Whitewater Centre / CC BY-SA 2.0



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The property



4,732 SQ M
(50,934 SQ FT)

345
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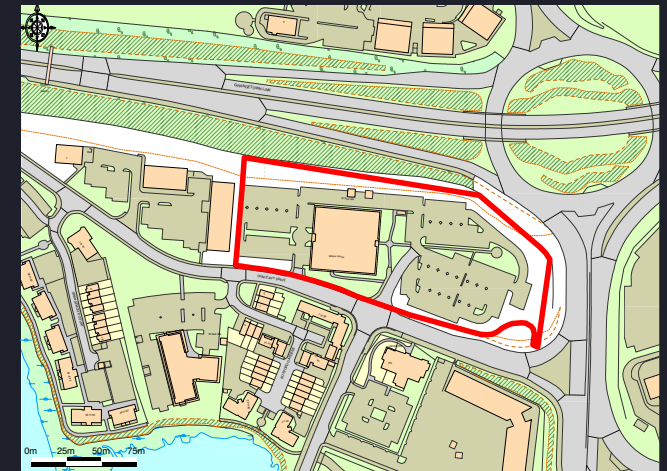
Description

The property comprises a 50,934 sq ft (4,732 sq m) modern, purpose built office building of steel frame construction, composite panel roof and cladding, arranged over ground, first and second floors.

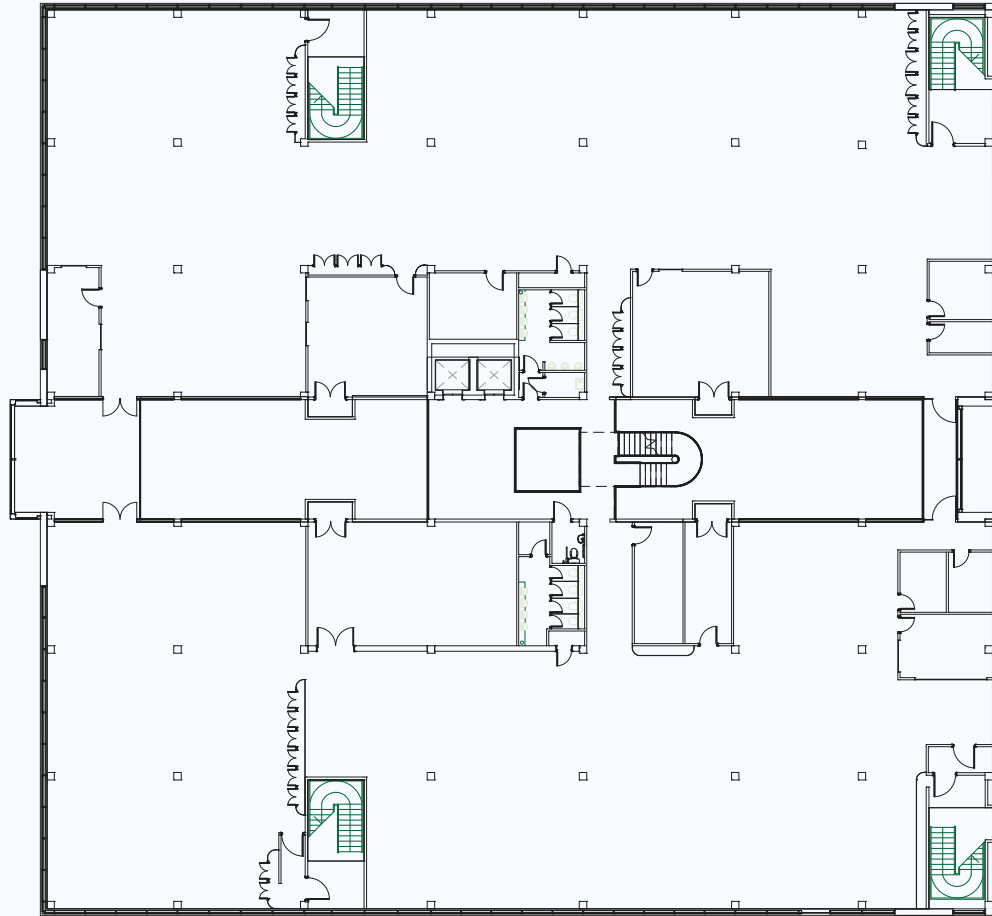
The offices were developed in the mid 1990's to a 'Grade A' standard, providing a call centre style environment, with large open plan floorplates, four pipe fan coil comfort cooling, suspended ceilings with integral fluorescent lighting, double glazing, raised floors and a minimum floor to ceiling height of 2.7m.

It sits on a large, prominent site of 1.97 hectares (circa 4.51 acres), providing car parking for 345 cars, reflecting an exceptional car parking ratio of 1:148 sq ft.

Plan for indicative purposes only



Accommodation



Typical Floor Plate

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the Net Internal Areas are as follows:

Area	Sqm	Sqft
Ground floor reception & atrium	244	2,626
Ground floor offices	1,495	16,092
First floor	1,495	16,092
Second floor	1,498	16,124
Total	4,732	50,934

The property is available as a whole. Consideration may be given to floor by floor lettings.

Terms

The offices are available to let for a term to be agreed. Further details on request.

Consideration will be given for a sale of the building. Further details on request.

EPC

The property has an EPC rating of C.

Rateable Value

RV: £550,000

Payable (23/24) - £294,250

Contact

For further information, or to arrange an inspection, please contact the following:



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Legal Costs

Each party to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT.

Misdescripts:

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